141.0	0005	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,050,200 /	1,050,200
					USE VALUE:	1,050,200 /	1,050,200
					ASSESSED:	1,050,200 /	1,050,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AYLWARD MARGARET
Owner 2:	CORBETT RITA M
Owner 3:	
Street 1:	6 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AYLWARD MARGARET C -
Owner 2:	-
Street 1:	6 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2862 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4900.000	591,300	5,300	453,600	1,050,200
Total Card	0.112	591,300	5,300	453,600	1,050,200
Total Parcel	0.112	591,300	5,300	453,600	1,050,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.95 /Parcel: 366.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90868

GIS Ref

GIS Ref

Insp Date 06/09/18

!10914!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	591,300	5300	4,900.	453,600	1,050,200		Year end	12/23/2021
2021	104	FV	564,700	5300	4,900.	453,600	1,023,600		Year End Roll	12/10/2020
2020	104	FV	564,600	5300	4,900.	453,600	1,023,500	1,023,500	Year End Roll	12/18/2019
2019	104	FV	415,300	5300	4,900.	425,300	845,900	845,900	Year End Roll	1/3/2019
2018	104	FV	415,300	5300	4,900.	351,500	772,100	772,100	Year End Roll	12/20/2017
2017	104	FV	389,600	5300	4,900.	323,200	718,100	718,100	Year End Roll	1/3/2017
2016	104	FV	389,600	5300	4,900.	294,800	689,700	689,700	Year End	1/4/2016
2015	104	FV	347,400	5300	4,900.	289,200	641,900	641,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:35:07

LAST REV

Date	Time
06/25/18	14:43:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10914

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AYLWARD MARGARE	46960-497		2/13/2006	Family	99	No	No		
AYLWARD RICHARD	22048-526		5/20/1992			No	No		A

USER DEFINED

Prior Id # 1:	90868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2017	1642	Redo Bat	2,500	C				
8/1/2017	970	Porch	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Entry Denied	372	PATRIOT
11/16/1999	Meas/Inspect	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	80.	1.16	9									453,599						453,600	

Total AC/HA:	0.11249	Total SF/SM:	4900	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	453,599	Spl Credit		Total:	453,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01687622
Const Adj.:	1.00589943
Adj $ / SQ:	184.118
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	726377
Depreciation:	135106
Depreciated Total:	591270

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

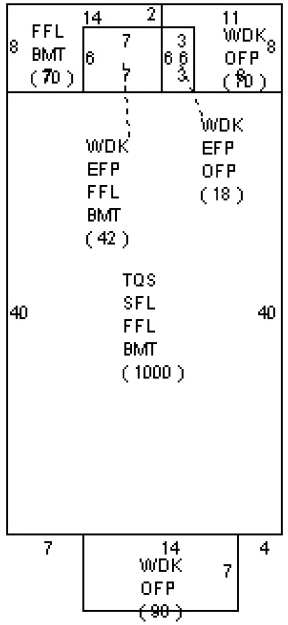
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	184.12
Special Features:	0	Val/Su Net:	132.94
Final Total:	591300	Val/Su SzAd	206.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,112	55.240	61,422
FFL	First Floor	1,112	184.120	204,739
SFL	Second Floor	1,000	184.120	184,118
TQS	3/4 Story	750	184.120	138,088
WDK	Deck	228	10.450	2,382
OFP	Open Porch	186	25.520	4,747
EFP	Enclos Porch	60	73.030	4,382
	Net Sketched Area:	4,448	Total:	599,878
Size Ad	2862	Gross Area	4698	FinArea 2862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1922	20.95	T	40	104			5,300			5,300

More: N | Total Yard Items: 5,300 | Total Special Featues: | Total: 5,300